

## **ADDENDUM to the 2013 LIHTC APPLICATION**

FOR PROJECTS REQUESTING CDBG FINANCING FROM THE  
FUND FOR RESTORATION OF MULTIFAMILY HOUSING (FRM)  
AND SANDY SPECIAL NEEDS HOUSING FUND (SSNHF)

In order to ensure a diversified distribution of credits among the 9 counties, HMFA reserves the right to limit the number of awards to any one county, should eligible applications be submitted from other qualified counties. Funding of projects shall be prioritized in the following manner: the highest ranking project(s) in the Family Cycle, the Senior Cycle and lastly, the Supportive Housing Cycle.

Projects requesting CDBG financing shall submit the full 2013 LIHTC Application with the following adjustments.

### **FAMILY, SENIOR AND SUPPORTIVE HOUSING CYCLES**

#### **CDBG OWNER CERTIFICATION**

Please complete, execute and notarize the CDBG Owner Certification as part of your submission.

#### **TOTAL DEVELOPMENT COST CAPS (10% increase)**

Excludes capitalized permanent reserves, non-basis eligible off-site improvements and required deferred developer fee, if any.

4 residential floors or less	\$275,000 per unit
5 or 6 residential floors	\$302,500 per unit
7 residential floors and above	\$330,000 per unit

### **PART II -- ELIGIBILITY REQUIREMENTS**

#### **1. LOCATION:**

Projects must be located in one of the nine most impacted and distressed counties affected by Superstorm Sandy. Check applicable box below:

<input type="checkbox"/>	Atlantic	<input type="checkbox"/>	Middlesex
<input type="checkbox"/>	Bergen	<input type="checkbox"/>	Monmouth
<input type="checkbox"/>	Cape May	<input type="checkbox"/>	Ocean
<input type="checkbox"/>	Essex	<input type="checkbox"/>	Union
<input type="checkbox"/>	Hudson	<input type="checkbox"/>	

#### **2. PRELIMINARY SITE PLAN APPROVAL:**

Evidence of Preliminary Site Plan Approval is removed as an Eligibility requirement and instead will be awarded 5 points under the Points and Ranking process.

#### **3. FINANCIAL FEASIBILITY:**

Term sheets or letters of intent from a tax credit equity investor/syndicator shall be accepted for underwriting pricing per tax credit and determining project feasibility.

#### **4. EPA ENERGY STAR Homes V.3 Certification**

Energy Star Homes V.3 shall be required as an Eligibility requirement for new construction and

reconstruction. For rehabilitation, projects must complete the HUD CPD Green Building retrofit checklist (Pay for Performance program / Energy Star Equivalency).

For Energy Star V.3, projects shall submit:

- a. A copy of a signed contract between the applicant and a HERS rater (per NJCEP ENERGY STAR Homes Program (tier 2) guidelines)
- b. Signed letter of intent
- c. Signed Energy Star Partnership Agreement

For rehabilitation, the project shall submit a signed letter of intent to complete the HUD CPD Green Building Retrofit Checklist as part of the Pay for Performance program / Energy Star Equivalency.

### PART III -- POINT SYSTEM AND SET-ASIDES

#### 1. CERTIFIED MINORITY AND WOMEN ENTERPRISES

This 5 point category is removed.

#### 2. COUNTY/ MUNICIPAL/ LOCAL PHA SUPPORT

For projects unable to meet the current 5 point (15 year term fixed 10% or less) and 3 point (15 year term fixed at more than 10%) options for Tax Abatement, projects can receive 2 points for a letter of support from the municipality. The letter shall be submitted by the application deadline and shall include the anticipated rate, term and approval date of the tax abatement.

#### 3. GREEN POINT OPTION

Projects that meet Energy Star V.3 and/ or the HUD CPD Green Building Retrofit Checklist (Pay for Performance program / Energy Star Equivalency) shall be eligible for 4 points under the Green Point section.

Projects shall submit the CDBG Green Building LOI with the applicable green point option selected.

---

\*\* The DCA Commissioner and the HMFA Board shall have the authority to adjust the amount of CDBG funds and tax credits awarded to a project in order to fully exhaust the CDBG subsidies, if necessary. \*\*